

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
MACLEOD JOHN			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
DOWNEY TERESA C			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	282,000	282,000
51 VALLEY ST		SUPPLEMENTAL DATA			RES LAND	1010	360,700	360,700	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1720 Total Acres 1.225 Chapter Lan			Cyclical 1 Exemption W District Res Exem	RESIDNTL	1010	34,900	34,900
GIS ID F_856854_2842548		Assoc Pid#			Total		677,600	677,600	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
MACLEOD JOHN		37964 0165	11-25-2009	Q	I	375,000	00	Year	Code	Assessed	Year	Code	Assessed
LOWELL CHARLES F III TT		34491 0092	05-04-2007	U	I	100	1A	2023	1010	246,900	2022	1010	223,500
									1010	375,200		1010	309,300
									1010	19,200		1010	19,200
		Total						641,300		Total		552,000	
								Total		Total		476,700	

EXEMPTIONS			OTHER ASSESSMENTS						
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	
Total		0.00						This signature acknowledges a visit by a Data Collector or Assessor	

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

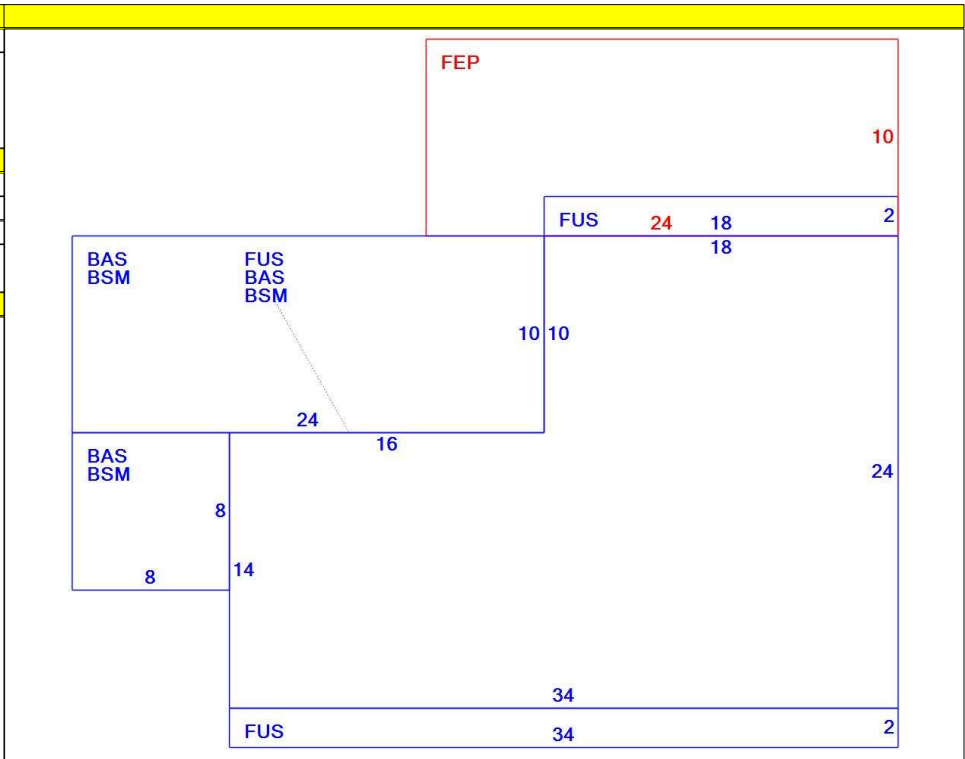
APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	282,000
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	34,900
Appraised Land Value (Bldg)	360,700
Special Land Value	0
Total Appraised Parcel Value	677,600
Valuation Method	C
Total Appraised Parcel Value	677,600

BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
2017-36	03-16-2017	RM	Remodel	10,000	08-08-2018	100		REMODEL EXISTING KITCHEN	08-08-2018	JLF	5	1	00	Measure & Listed
2015-172	07-30-2015	MN	Maintenance	13,000		100		STRIP & REROOF	04-12-2013	VGS			20	Field Review
2014-164	08-20-2014	MN	Maintenance	15,000		100		CHIMNEY REPAIR & CRICKET	12-03-2009	KP		4	01	Measure - No Entry
12123	11-26-1991	AD	Addition	15,000	09-18-1995	100		34X14 SHED DORMER						

LAND LINE VALUATION SECTION															
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1	1010	Single Family	RC	Primary	40,000 SF	8.75	1.00000	5	1.00	0050	1.000		1.0000	8.75	350,000
1	1010	Single Family	RC	Residual	0.307 AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.80	10,700
Total Card Land Units					1.22 AC	Parcel Total Land Area					1.22	Total Land Value			360,700

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	07	Contemporary	Bsmt Area	960	
Model	01	Residential	Bsmt Type	03	
Grade	05	Ave/Good	Unfin Area	0.00	Partial
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	05	Average			B
Exterior Wall 2					S
Roof Structure	02	Shed	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		309,938
Interior Floor 2			Replace Cost		29,770
Heat Fuel	02	Oil	Year Built		339,708
Heat Type	05	Hot Water	Effective Year Built		1978
AC Type	01	None	Depreciation Code		2004
Bedrooms	3		Remodel Rating		VG
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		17
Extra Fixtures	1		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		83
Extra Openings	0		Cns Sect Rcnd		282,000
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	364		Dep Ovr Comment		
FBM Quality	03	Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	960		Cost to Cure Ovr Comment		



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
SPL1	Ing Pool - Ave	L	760	64.00	1990	A	70	C	1.00	34,000
SHD1	Shed	L	64	21.00	1985	A	70	C	1.00	900

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	960	960	960	150.75	144,718
BSM	Basement	0	960	192	30.15	28,944
FEP	Finished Enclosed Porch	0	240	144	90.45	21,708
FUS	Finished Upper Story	760	760	760	150.75	114,568
Ttl Gross Liv / Lease Area		1,720	2,920	2,056		309,938

